

Information Sheet

Double Frontage Lots

General

Double frontage lots are lots with frontage on two (2) non-intersecting streets. These lots generally have a material impact on the aesthetic appeal of the community because the back sides of the lots are normally adjacent to highly traveled streets. The property owner is responsible to maintain the grass, shrubbery and landscaping in the area between the rear fence (where one exists) and the street, curb or edge of the pavement.

Maintenance of Fences (Chapter 9-81)

1. All fences on double frontage lots must comply with the double frontage provisions of the Germantown Fence Ordinance. Special provisions of the type and location of these fences apply.
2. All fences located on the rear side of double frontage lots must be maintained and kept in good repair by the lot owner.
3. Fences installed along the rear property lines of double frontage lots by the developer must be maintained as installed by the developer.
4. The smooth side of wooden fences on the rear property line of double frontage lots must face the adjacent street.

Maintenance of Grass, Shrubs, Trees, and Landscaping On The Rear Side Of Double Frontage Lots (Chapters 9-82 And 9-83)

1. All grass, weeds and noxious growths must be mowed, cut or clipped as frequently as necessary to insure that they do not exceed a height of 6 inches.
2. Tree branches and other growth must be trimmed to a height of at least eight (8) feet above the sidewalks.
3. Trees, shrubs and other landscaping must be properly maintained in a healthy state and any dead growth must be removed and replaced with landscaping substantially identical to what was removed.
4. Tree limbs, clippings and other debris will not be picked up from the rear side of double frontage lots. This material must be placed adjacent to the property from which garbage and refuse are normally collected.

Violations

1. Upon failure of the owner to maintain fences, grass, etc. as required by the City Ordinances, the City will dispatch a certified letter to the property owner's last address, directing the owner to correct the violation within a specific time frame. The notice can also be served personally on the lot owner or the notice may be posted on the lot.
2. If the owner fails to comply with the City notice, the City may correct the violation by City forces or by the services of a private contractor.
3. All costs and expenses incurred by the City to correct the violation shall be addressed against the lot as a special tax, plus a one hundred dollar (\$100.00) administrative fee.

4. In addition to the special tax and administrative fee, the property owner is subject to a fifty dollar (\$50.00) fine for failure to comply with the City notice. Each day the violation continues constitutes a separate offense.

Any conflict between information contained in this information sheet and the City Ordinance will be resolved in a favor of the City Ordinance.

For Additional Information Call Code Compliance at 757-7263.